

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

January 22, 2021 – Via Zoom Conference

PRESIDING OFFICER

John Kenkel, Chair

ROLL CALL

Present:

John G. Kenkel, Jr. Chair
Russ Lohan, Vice Chair
Justin W. Noble, Board Member
William Jeffrey Fultz, Board Member
John Brewer, Board Member

Present Also:

Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Robert Astorino, Executive Director
John Hardesty, Counsel

Guest in attendance:

Doug Grant
Jarrett Hardesty
Marshall Flynn

The Kentucky Real Estate Appraisers Board meeting was called to order by Chair Jack Kenkel. Chair welcomed the guest in attendance.

MINUTES

Motion by Jeff Fultz, second by John Brewer and the Board unanimously approved the December 18, 2020 minutes. All in favor, motion passed 5-0.

EXECUTIVE DIRECTOR COMMENTS

Director commented that an annual Executive Directors report on the four Authority Boards will be finalized and distributed to each Board Member and staff. He commended the Board on an outstanding year with so many challenges that were overcome. He feels the Board will have the same outcomes for the year 2021. He advised the Board of the efficiency of the staff. He advised the Board that an annual review was performed on Angie Thomas, Staff Assistant and she was awarded the highest rating. He feels the Board should and will advance in 2021 as they did so in year 2020.

EDUCATION

Motion by John Brewer, second by Russ Lohan and the Board unanimously approved the following education courses for Fiscal Year 2020-21. All in favor, motion passed 5-0.

- A. American Society of Farm Managers & Rural Appraisers (ASFMRA)
 - 1. Highest & Best Use Seminar – 8 hours CE Classroom
 - 2. AgWare Back to Basics – 7 hours CE Classroom
 - 3. Sales Comparison Approach Seminar – 8 hours CE Classroom

- B. Market Data Service LLC
 - 1. USPAP and Technology: Comparable Selection, Verification and Analysis – 2 hours CE Classroom
 - 2. USPAP and Technology: Requirements, Responsibility and DataMaster – 4 hours CE Classroom

- C. McKissock
 - 1. Using Appraisal Report Templates Responsibly - 3 hours CE Classroom
 - 2. Appraising Small Apartment Properties – 4 hours CE Classroom
 - 3. Bifurcated and Hybrid Appraisals: A Practical Approach – 4 hours CE Classroom
 - 4. Fundamentals of Expert Witness Testimony – 4 hours CE Classroom

- D. Appraisal Institute
 - 1. The Appraisers Guide to Expert Witnessing – 7 hours CE Online
 - 2. Excel Applications for Valuations – 8 hours CE Online

CERTIFICATION/LICENSURE

Motion by Russ Lohan, second by John Brewer and the Board unanimously approved the following list of Appraisers, Appraisal Management Companies and Temporary Permits. All in favor, motion passed 5-0.

A. Appraisers

1. #5677 – Colin M. Fisher – Certified General – Columbus, OH
2. #5678 – Kevin J. Hartman – Certified General – Indianapolis, IN
3. #5679 – Bryan E. Younge – Certified General – Village of Lakewood, IL
4. #5680 – Sydney C. Lucas – Associate – Lexington, KY
5. #5681 – Amanda Fryman – Certified Residential – Mt. Olivet, KY
6. #5682 – John C. Hereford – Certified General – Chicago, IL
7. #5683 – Tabitha N. Wellman – Associate – Vine Grove, KY
8. #5684 – Martin B. Beerbower – Certified General – Indianapolis, IN
9. #5685 – Amanda Widener – Certified Residential – Middlesboro, KY

Total Appraisers

Certified General – 665
Certified Residential – 703
Licensed Residential – 12
Associate – 216
Total – 1,596 Appraisers

B. Appraisal Management Company (AMC) – Total – 120 AMC's

1. USAMC, LLC – Request to Surrender 12/28/2020
2. Lender's Valuation Services, Inc. - #206 – Roseville, CA

C. Temporary Permits – 13 Issued from 12/17/20 – 1/21/21

20-211	Pierson	Tanya
20-212	Konrath	Kenneth
20-213	Jones	Kaleigh
20-214	Lassiter	Christopher
20-215	Jenkins	Tony M.
20-216	Jenkins	Tony M.
21-1	Palmer	William Earl
21-2	Benton	Charles W.
21-3	Cox	John B.
21-4	Borucki	Thomas Alex
21-5	O'Neill	John W
21-6	Murphy	Leah J.
21-7	Heilala	Sharon L.

COMPLAINT

1. Investigator Report – Tom Veit reported eleven (11) open appraiser cases and no open AMC cases with a nine (9) month turn time.
2. Case No. 20-07 – Motion by John Brewer, second by Russ Lohan and the Board agreed to set the case for an informal mediation and if not successful to set for a hearing. All in favor, motion passed 5-0.
3. Case No. 20-04 – Motion by Jeff Fultz, second by Russ Lohan and the Board agreed to dismiss the case with caution. John Brewer recused himself from voting. All in favor, motion passed 4-0.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Application Process - The Board discussed requirements and agreed the process cannot change due to the current laws and regulations.
- B. HB-172 – The Board agreed to proceed with HB 172 with the changes required by the ASC to be in compliance. The changes will be presented to the bill sponsors.
- C. Board Objectives – The Board was advised by Angie Thomas of the objectives for the Kentucky Real Estate Appraisers Board. The objectives have been reviewed and approved by the Executive Director and the Public Protection Cabinet. The staff has already begun on the digitizing of the records and has developed a payment portal that is available on the KREAB website. Tom Veit will process grievances and will reduce and maintain complaints to 10 or less in 2021.
 1. Begin the lengthy process of digitizing all existing records, using funds provided by the recent grant award.
 2. Work with KREAB Investigator to reduce and maintain a level of outstanding complaints to 10 or less in 2021.
 3. Develop a process to receive payments which will permit applications to be scanned or emailed to KREAB.
 4. Presuming passage of proposed legislation, and approval of proposed regulatory amendment, there will be a need to update library archive retention schedules and the permanent compliant records that exist.
- D. Practical Applications of Real Estate Appraisal (PAREA) – Tom Veit advised the Board of PAREA and will be bringing additional information to the Board at a future Board meeting.
- E. February Board Meeting – Friday, February 26, 2021 – Zoom

Motion by Russ Lohan, second by John Brewer and the Board voted to adjourn the meeting. All in favor, motion passed 5-0.



Chair



Staff Assistant

I, Robert Astorino, Executive Director of the Kentucky Real Estate Authority, have reviewed and pursuant to KRS 324B.060, have Approved the expenditures of the Kentucky Real Estate Appraisers Board.

as described in these attached minutes.

Meeting Date February 26, 2021

I have not reviewed, nor did I participate in discussions, deliberations, or decisions regarding, the actions of the Board as it relates to individual disciplinary matters, investigations, or applicant reviews.



Robert Astorino, KREA Executive Director

Date: 2/26/2021